APPENDIX B

10 EAST WASHINGTON STREET ADIANAPOLIS, INDIANA 46204

ALTERNATION OF THE PROPERTY OF



TEL. #A/C 317-633-2933 FAX #A/C 317-633-6280

NATIONAL HEADQUARTERS RICHMOND, VIRGINIA

Date: 06/07/90

Bingham Summers Weish & Spilman 2700 Market Tower, 10 W. Market St. Indianapolis, IN. 46204 ATTN: Brian Collins

FOR INOUIRIES PLEASE REFER TO CASE NO. 194878 YOUR NO.

INDIANA STATE OFFICE BLDG Parking Garage

pod Day:

hank you for using Lawyers Title Insurance Corporation. We appreciate the opportunity to arve your title needs. Please find enclosed the following:

ORTGAGE POLICY ITEMS: ORIGINAL TO LENDER

OWNERS POLICY ITEMS: ORIGINAL TO CAMER

Policy No. 112-00-344758 Policy No. *Recorded Mortgage Inst. 90-50329 Recorded Assignment Inst. Policy Endorsement No. x Use & Occupancy Agt.

Policy No. 113-00-039544 Recorded Deed Inst. No. Policy Endorsement No.

dditional Mortgage/Lender Policy Items: Additional Owners Policy Items:

e look forward to serving you in the future. Should you have questions regarding your olicy of title insurance, please call our Final Policy Department at 633-2933, Cindy dwards or Kathy Dobbins.

EST WISHES. Indy Edwards/my OLICY DEPARTMENT REPRESENTATIVE

> Janis B. Funk, Staff Attorney Indiana State Office Building Commission 311 W. Washington St. - Suite 103 Indianapolis, in. 46204

xQuitclaim Deeds 90-50327 & 9050328

900050328



QUITCLAIM DEED OF REAL ESTATE

THIS INDENTURE WITNESSETH, That the State Office Building Commission, a body corporate and politic, organized and existing under IND. CODE § 4-13.5-1, as amended, also known as the Indiana State Office Building Commission, (the "Commission"), in consideration of the conveyance to the Commission of certain real estate owned by the State of Indiana (the "State") located in Square 32 in the original Donation Lands to the City of Indianapolis and in accordance with its Resolution No. 90-289 adopted on January 19, 1990, hereby releases and quitclaims to the State all right, title and interest of the Commission in and to the real estate in Marion County, Indiana described on Exhibit A attached hereto and made a part hereof.

Subject to encumbrances, easements and other matters of record.

IN WITNESS WHEREOF, the Commission has caused this Deed to be executed as of the dates set forth below.

Dated: May 22, 1990

STATE OFFICE BUILDING COMMISSION, also known as the Indiana State Office Building Commission

Dv.

Evan Bayh, Chalrman, State Office Building

Commission

Mn C. Fleck, Executive

pirector of the State Office Building Commission, also known as the Indiana

State Office Building

Commission

Dated: May 22, 1990

ATTESTED:

Frank Sullivan, Jr.,
Secretary, State Office
Building Commission, also
known as the Indiana State
Office Building Commission

Dated: May <u>27</u>, 1990

SECEIVED FOR RECORD
90 MAY 23 AM II: 03
90 MAY 23 AM II: 03
15 M COUNTY RECORDER
15 AND COUNTY RECORDER

Approved as to form and legality.

| | By: When E. Dalily (printed name) Deputy Attorney General |
|--|--|
| STATE OF INDIANA) | beputy Actorney General |
| State, personally appeared Evan E Office Building Commission, a bod | ly corporate and politic, also fice Building Commission, who |
| Witness my hand and Notarian 1990. SEAL TO THE TOTAL PURPLE OF TH | Notary Public Residing in WARION County Julie A. Pfotenhauer JENNIE S. CONN |
| My Commission Expires: march 17,1111 5 28 92 | (printed signature) |
| TATE OF INDIANA) SS: | •. |
| Before me, a Notary Public State, personally appeared Joh Director of the State Office Build The Indiana State Office Building Execution of the foregoing Quitcla | n C. Fleck, the Executive ing Commission, also known as Commission, who acknowledged |

Witness my hand and Notarial Seal this 17th day of May, 1990.

Notary Public Residing in MARION County

JUDITH M. POTTS

(printed signature)

My Commission Expires: FEBRUARY 29, 1990

STATE OF INDIANA

SS:

COUNTY OF MARION

Before me, a Notary Public in and for said County and State, personally appeared Frank Sullivan, Jr., the Secretary of the State Office Building Commission, a body corporate and politic, also known as the Indiana State Office Building Commission, who acknowledged execution of the foregoing Quitclaim Deed of Real Estate.

Witness my hand and Notarial Seal this 224 day of May,

Notary Public Residing in

Mario D County

Toan T. /+illic

nnie S. GOND

(printed signature)

My Commission Expires:

5 28 92 · 11-12-1991

Address of Grantee:

State of Indiana

c/o Department of Administration

Land Office

Indianapolis, Indiana 46204

This instrument prepared by David R. Warshauer, attorney-at-law, 1313 Merchants Bank Building, 11 South Meridian Street, Indianapolis, Indiana 46204.

4604w

EXHIBIT A

TRACT I:

Part of Lot 12 in Square 28 of the Donation Lands of the City of Indianapolis, Indiana in Marion County, more particularly described as follow:

Deginning at the northwest corner of Lot 12; thence South along the west line of Lot 12;; some being also the east line of Senate Avenue, 109 5/12 (109:417) feet to a point; thence northeasterly to a point that is 32 feet, measured at right angles, from the northeasterly line of Lot 12; thence Northeasterly 32 feet to a point on the northeasterly line of Lot 12, same being also the southwesterly line of Indiana Avenue; (the preceding two calls, which described the southeast line of this parcel also described the northwest line of the remaining part of Lot 12 and as described in a deed recorded March 13, 1985 in the Office of the Recorder of Marion County as instrument #850019023; thence Northwesterly 87 9/12 (87.75) feet along the northeasterly line of Lot 12, to the point of beginning.

TRACT II:

Lot 8 and part of Lots 9 and 10 in Square No. 28 of the Donation Lands of the City of Indianapolis, Indiana in Marion County, Indiana, more particularly described as follows:

Beginning at the point of intersection of the cast line of Senate Avenue and the north line of New York Street, same being also the southwest corner of said Lot 8, and running thence North along the east line of Senate Avenue and the west line of Lots 8, 9, and 10, 124.75 feet more or less to a point twenty two feet nine inches (22.75 feet) north of the southwest corner of Lot 10; thence East 156.45 feet more or less to a point 23 feet north of the south line of Lot 10; thence South 39.85 feet more or less to a point; thence East 10.48 feet more or less to a point on the east line extended north of the east line of Lot 8; thence South along the east line of said Lot 8 extended and the east line of Lot 8 approximately 84.92 feet to the north line of New York Street and the southeast corner of Lot 8; thence West along said north line of New York Street 166.5 feet more or less to the point of beginning.

TRACT III:

Lot 2 and a part of Lots 1, 3, 4, and 5 of the Donation Lands of the City of Indianapolis, Marion County, Indiana more particularly described as follows:

Beginning at the point of intersection of the west line of Capitol Avenue and the south line of Vermont Street, same being also the northeast corner of said Square 28 and said Lot 2, and running thence West along the south line of Vermont Street and the north line of Lots 1 & 2 of said Square 28 approximately 284 feet to a point 71 feet 10 1/2 inches (71.875 feet) east of the intersection of the south line of Vermont Street with the northeasterly line of Indiana Avenue; thence South at right angles to Vermont Street 19 feet 11 inches (19.91 feet) to a point; thence Southwesterly at right angles to Indiana Ave. 36 feet 8 1/4" (36.68 feet) to a point on the northeasterly line of Indiana Avenue; thence Southeasterly along the northeasterly line of Indiana Avenue approximately 215 feet 6 1/2 inches (215.54 feet) to a point; thence Northeasterly and at right angles to the northeasterly ·line of Indiana Avenue 66 feet to a point; thence North 23.06 feet to a point; themee East 13 feet 4 inches (13.33 feet) to a point 100 feet west of the west line of Capitol Avenue; thence North approximately 26 feet to a point on the south line of Lot 3, same being also the north line of Lot 4; thence West along said Lot line 20.66 feet; thence North 35.25 feet to a point on the south line of Lot 2; thence East along said Lot line 120.58 feet to a point on the west line of Capitol Ave. at the southeast corner at Lot 2; thence North along the west line of Capitol Ave. and the east line at Lot 2, 63 feet to the point of beginning,



QUITCLAIM DEED OF REAL ESTATE



THIS INDENTURE WITNESSETH, That Evan Bayh, Governor of the State of Indiana (the "State"), and John J. Kish, Commissioner of the Department of Administration of the State, both on behalf of the State, in consideration of the conveyance to the State of certain real estate owned by the State Office Building Commission, a body corporate and politic, organized and existing under IND. CODE § 4-13.5-1, as amended, also known as State Office Building Commission, (the Indiana "Commission") in Square 28 of the Donation Lands of the City of Indianapolis and pursuant to the authority of the Governor under IND. CODE § 4-13.5-1-9, hereby (i) release and quitclaim to the Commission all right, title and interest of the State in and to the real estate in Marion County, Indiana described on Exhibit A attached hereto and made a part hereof (the "Real Estate"), (ii) grant to the Commission and its tenants and their respective successors, assigns, contractors, agents, subtenants, employees and invitees a perpetual easement of pedestrian ingress and egress through and across the tunnel under Ohio Street (the "Tunnel") connecting the Real Estate with the real estate described on Exhibit B attached hereto, as shown on Exhibit C attached hereto and (iii) grant the Commission a perpetual easement and right of support and to construct structures, improvements and facilities connecting the Real Estate with the Tunnel.

Address of Grantee: State Office Building Commission 321 East Washington Street Suite 101 Indianapolis, Indiana 46204

Subject to encumbrances, easements and other matters of record.

IN WITNESS THEREOF, the Commissioner of the Department of Administration executes this Quitclaim Deed of Real Estate.

> John J Kish, Commiss Indiana Department of Kish, Commissioner, Administration

May 21, 1990

IN WITNESS THEREOF, I hereto set my hand and caused to be affixed the Seal of the State of Indiana, and direct a copy of this Quitclaim Deed of Real Estate to be filed in the State Land Office.

Evan Bayh, Gov State

May 22 1990

Joseph H. Hogsett Secreta of State, State of Indiana Secretary

May **22**, 1990

Approved as to form and legality.

| The Attorney General of the State of Indiana |
|---|
| By: Wilham Exactly |
| (signature) William E. Dall (printed name) Deputy Attorney General |
| May 22, 1990 |
| STATE OF INDIANA)) SS: COUNTY OF MARION) |
| Before me, a Notary Public in and for said County and State, personally appeared John J. Kish, the Commissioner of the Department of Administration of the State of Indiana, who acknowledged execution of the foregoing Quitclaim Deed of Real |
| Estate. |
| Witness my hand and Notarial Seal this $\frac{21}{2}$ day of May, 1990. |
| Notary Public Residing in |
| Airdicks County |
| CARYL S. NYSEWANDER (printed signature) |
| My Commission Expires: |
| August 25 1991 |
| STATE OF INDIANA)) SS: COUNTY OF MARION) |
| Before me, a Notary Public in and for said County and State, personally appeared Evan Bayh, the Governor of the State of Indiana, who acknowledged execution of the foregoing Quitclaim Deed of Real Estate. |

Witness my hand and Notarial Seal this $\frac{12nd}{1990}$ day of May, 1990.



Notary Public Residing in Maury County

Julie A. Pfotenhauer (printed signature)

My Commission Expires:
Ynaul 17, 1991

STATE OF INDIANA) > SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Joseph H. Hogsett, the Secretary of State of the State of Indiana, who acknowledged execution of the foregoing Quitclaim Deed of Real Estate.

Witness my hand and Notarial Seal this and day of May, 1990.

Notary Public Residing in Morum, County

Heather Culbertson

My Commission Expires:

This instrument prepared by David R. Warshauer, attorney-at-law, 1313 Merchants Bank Building, 11 South Meridian Street, Indianapolis, Indiana 46204.

EXHIBIT A

Square 32 in the Original Donation Lands to the City of Indianapolis and recorded in Deed Record S, page 364 in the Office of the Recorder of Marion County, Indiana, more particularly described as follows:

Beginning at a P.K. Nail at the intersection of the West right-of-way of Senate Avenue and the North right-of-way of Ohio Street, at the Southeast corner of Square 32 in the Original Donation Lands to the City of Indianapolis and recorded in Deed Record S, page 364 in the Office of the Recorder of Marion County, Indiana (now marked by a 1/2 inch Iron Pin with MSE Corporation); thence North 87°53'55" West along said North right-of-way line 419.52 feet; thence continuing North 87°53'55" West along said North Right-of-Way line 2.89 feet; thence North 01°39'05" East 11.61 feet; thence North 02°08'43" East 299.53 feet; thence North 01°15'58" East 107.72 feet to the South Right-of-Way line of New York Street; thence South 87°54'16" East along said south Right-of-Way line 3.77 feet; thence continuing South 87°54'16" East along said South right-of-way line 419.82 feet to a P.K. Nail at said West right-of-way line (now marked by a 1/2 inch Iron Pin with MSE Corporation); thence South 02°04'02" West along said West right-of-way line 418.88 feet to the Point of Beginning.

EXHIBIT B

(page 1 of 2)

Tract I:

Parts of Squares 49 and 50 of the Donation Lands to the City of Indianapolis, as per plat thereof recorded in Deed Record "S" page 364 in the Office of the Recorder of Marion County, Indiana; also parts of vacated Missouri, Osage, and Mabash Streets, the same having been vacated per Declaratory Resolution 17753; being more particularly described ۱, Market

Parcel 1:

Commencing at the Southwest corner of Square 51 of said Donation Lands; thence Horth 02"00'47" East (basis of bearings is the Indiana Plane Coordinate System) along the West line of Squares 51 and 50 a distance of 645.52 feet to the South line of a Permanent Easement to the City of Indianapolis recorded as instrument No. 83-78291 In seld Office of the Recorder; thence South 87 57 31" East along said South line 341:91 feet to the Point of Beginning of the herein-described parcel; thence North 02"03'48" East 30.53 feet; thence South 87"56'12" East 50.00 feet; thence North 02"03'48" East 52.38 feet; thence South 87"56'12" East 77.00 feet; thence North 02"03'48" East 98.75 feet; thence South 87"56'12" East 129.50 feet; thence South 02"03'48" Hest 153.13 feet; thence South 87"56'12" East 194.79 feet; thence North 02"03'48" East 2.00 feet; thence South 87"56'12" East 7.21 feet; thence South 02-03'48" Kest 133.50 feet; thence North 87"56'12" West 458.51 feet; thence North 02"03'48" East 102.97 feet to the Point of Beginning.

Parcel 2: Commencing at the Southwest Corner of Square 51 of said Donation Lands; thence North 02"00'47" East (basis of bearings is the Indiana Plane coordinate System) along the West line of Square 51 427.38 feet to the Point of Beginning; thence continuing along the projection of the West line of Square 51 and the West line of Square 52 North 02"00147" East, 218.14 feet to the South line of a Permanent Easement to the City of Indianapolis, recorded as instrument No. 83-78291 in said Office of Recorder; thence South 87"57'31" East along said South line 341.91 feet; thence South 02"03'48" West 102.97 feet; thence South 87"56'12" East 458.51 feet; thence North 02"03'48" East 133.50 feet; thence North 87"56'12" West 7.21 feet; thence South 02"03'48" West 2.00 feet; thence North 87"56'12" West 194.79 feet; thence North 02"03'48" East 153.13 feet; thence North 87"56'12" West 129.50 feet; thence South 02"03'48" West 98.75 feet; thence North 87"56'12" Hest 55.45 feet to the East line of said permanent easement (Instrument No. 83-78291); thence North 27-02'29" East along sald East line 221.31 feet to the South Right-of-May line of Ohio Street; thence along said South Right-of-May South 87"53"55" East 119.38 feet; thence South 02"09"00" West along the West face of the existing Indiana State Library Building 181.63 feet; thence along the South and West faces of said building the following (4) courses: (1) South 87"55'43" East 172.51 feet; (2) South 87"55'18" East 60.53 feet; (3) South 02"21'28" West 3.23 feet; (4) South 87"52'01" East 70.14 feet to

the West Right-of-May of Senate Avenue; thence South 02"01'44" West along said Kest Right-of-May 305.27 feet; thence North 87"53'46" West 152.44 feet; thence North 01"48'43" East 69.16 feet; thence North 87"59'20" Kest 461.56 feet; thence South 01"44'18" West.80.29 feet; thence North 87"56'24" West 315.18 feet to the Point of Beginning.



EXHIBIT B (page 2 of 2)

Tract II:
All of Lots 1 through 5, both inclusive, Lots 7 through 12, both inclusive, in
Square 51, together with all of vacated Toledo Street and vacated Court Street in
said Square 51, also, all of Lots 1 and 2 in Darrach's West Street Subdivision of
Lot 6 in said Square 51, as per plat thereof, recorded in Plat Book 25, page 99,
also, all of Lots 1, 2, 3, 8, 9, 10, 11 and 12, and part of Lots 4 and 7 in Square
52, together with all of vacated Court Street and part of vacated Osage Street in
said Square 52, also, part of vacated Missouri Street and vacated Market Street
adjoining said Squares 51 and 52, all being part of the Donation Lands of the City
of Indianapolis, Marion County, Indiana, and all being more particularly described
as follows:

Beginning at the Southwest corner of Square 151 ms aid point being the intersection of the North right-of-way line of West Washington with the East right-of-way line of original West Street; thence North 02 degrees 600 minutes 47 seconds East along the West line of said Square 51 and the extension thereof, also being along the East right-of-way line of original West Street Manutes 18 being along the East right-of-way line of original West Street Manutes 18 seconds East 80.29 feet to the Westerly extension of the Southerly face of the basement wall of the Indiana State Office Building, thence South 01 degrees 48 minutes 20 seconds East along said Southerly face and the extensions thereof 461.56 feet; thence South 01 degrees 48 minutes 43 seconds West 69.16 feet; thence South 87 degrees 53 minutes 46 seconds East 152.44 feet to the East line of said Square 52 extended northerly; thence South 02 degrees 01 minutes 44 seconds West along the East line of Square 52 and the extension thereof a distance of 255.71 feet to the Easterly extension of the North face of the Indiana Employment Security Building; thence North 88 degrees 00 minutes 54 seconds West along said North line and the extensions thereof 260.91 feet to the Northwest corner of said Employment Security Building; thence South 02 degrees 03 minutes 11 seconds West along the West face of said Employment Security Building and the extension thereof a distance of 182.24 feet to the South line of said Square 52; thence North 87 degrees 58 minutes 58 seconds West along said South line and along the South line of said Square 51 a distance of 667.92 feet to the point of beginning.

EXHIBIT C

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This drawing is a reduction of a portion of the survey prepared by MSE Corporation, last certified on May 10, 1990, as Project No. 141-0005.



